



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

April 16, 2018

9:30

Calendar No. 18-69:

506 Literary Avenue

Ward 3

Kerry McCormack

14 Notices

City of Cleveland, owner, and Gertz Building Co., prospective purchaser proposes to erect a 2,940 square foot, 3 story, two family dwelling on a 2,500 square foot lot in a B1 Multi-Family Residential District. The prospective purchaser appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that in a "B" Area District, the maximum square foot of the building cannot exceed $\frac{1}{2}$ the lot area or in this case 1,250 square feet. This section also states that a 50 foot wide lot is required and a 25 foot width is proposed.
2. Section 355.04 which states that a 6,000 square foot minimum lot area is required for a two family dwelling and 2,500 square foot lot is proposed.
3. Section 357.06(b) which states that a minimum front setback of 12.33 feet is required and a 7 foot front setback is proposed.
4. Section 357.09(b)(2)(C) which states that interior side yards should be 8 feet each and the appellant is proposing 2 feet and 3 feet.
5. Section 357.09(b)(2)(C) which states that no building shall be erected within 10 feet of a main building on an adjoining lot; the proposed building is within 8 feet and 5 feet of houses on adjoining lots.
6. Section 341.02(b) which states that new residential development requires approval of the City Planning Commission Department. (Filed March 12, 2018)

9:30

Calendar No. 18-70:

1901 West 73rd Street

Ward 15

Matt Zone

10 Notices

Jennifer Spencer, owner, proposes to place air conditioner condenser units in the required interior side yard in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.01(a) which states that interior side yards are required in residential districts.
2. Section 357.09(b)(2)(B) The width of any interior side yard in a Two Family residential district shall not be less than $\frac{1}{4}$ the height of the building in this case a 6 foot interior side yard is required.
3. Section 357.13 which states that an air conditioning condensing unit is not permitted encroachment into a required interior side yard. (Filed March 15, 2018)

9:30

Calendar No. 18-71:

5316 Train Avenue

Ward 15

Matt Zone

8 Notices

Roger Kirk, owner, proposes to add a 968 square foot addition to existing residence in a B1 General Industry District. The owner appeals for relief from the strict application of Section 345.04 (d)(1) of the Cleveland Codified Ordinances which states that residential building is prohibited in a General Industry District. The proposed addition is an expansion/addition of non-conforming use requiring approval of the Board of Zoning Appeals per section 359.01. (Filed March 16, 2018)

9:30

Calendar No. 18-72:

2059 West 47 Street

Ward 3

Kerry McCormack

11 Notices

House of Champions, owner, proposes to erect a 2,903 square foot building to be used as a single family house and meeting/education/skill center for up to 24 children in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03(b) which states that a Two Family residential district allows uses as regulated in a One Family district Per section 337.02(g)(3)(B)(C)(G), recreation or community center use, daycare use, and charitable institution use are permitted if they are at least 30 feet from adjoining premises in a residential district, and if adequate yard space and other safeguards to preserve the neighborhood are provided, and if such building and uses are appropriately designed and will meet a community need without adversely affecting the neighborhood. Proposed use is within 30 feet of adjoining premises in residential district.
2. Section 349.07(c)(3) which states that the maximum permitted width of a driveway is 30 feet and a 48 foot driveway is proposed. (Filed March 16, 2018)

POSTPONED FROM MARCH 19, 2018

9:30

Calendar No. 17-347:

1260/1212 Sumner Avenue

Ward 5

Phyllis E. Cleveland

12 Notices

1235 Euclid Ave. Cleveland LLC., owner, proposes to establish a 99 space parking lot in an E5 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 352.10 which states that a 6 foot wide frontage landscape strip is required along Sumner Avenue where parking abuts the street and no landscaping is proposed.
2. Section 349.07(b) which states that a driveway shall not be located less than 15 feet from adjacent property line; driveway is proposed at the intersection of Bronson Court and E. 12 Street property line.
3. Section 352.10(e) which states that a minimum 100 square foot island strip is required to separate parking spaces to no more than 20 parking spaces in a row; proposed lot has 22 parking space rows by Bronson Court and Sumner Avenue.
4. Section 341.02 which states that no building permit shall be issued by the city in Design Review Districts without design approval by the City Planning Commission; project has

been denied by CPC. (Filed November 14, 2017- Testimony Taken) *FOURTH POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT AS THEY HAVE NOT REACHED AN AGREEMENT WITH CITY PLANNING. THIRD POSTPONEMENT WAS MADE AT THE REQUEST OF THE APPELLANT AS THE CITY PLANNING COMMISSION REVIEW IS NOT COMPLETE. SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME TO WORK WITH CITY PLANNING COMMISSION. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR THE APPELLANT TO BE REVIEWED BY CITY PLANNING COMMISSION.*